

Township of Lawrence
Mercer County NJ
Department of Community Development
Land Use Application Master Checklist

Application No. ZB-6/25

Name of Applicant: JAMES RADVANY

Required for all applications:	Complete form:
<input checked="" type="checkbox"/> General Information	Form G-1
<input checked="" type="checkbox"/> Certifications	Form C-1
<input checked="" type="checkbox"/> Taxpayer Identification number & certification	IRS form W-9

Type of approval sought (check all as appropriate):

<input type="checkbox"/> Appeal from decision of Administrative Officer	Form A-1
<input type="checkbox"/> Bulk Variance (parcel)	Form B-1
<input type="checkbox"/> Bulk Variance (signage)	Form B-2
<input checked="" type="checkbox"/> Bulk Variance (homeowner)	Form B-3
<input type="checkbox"/> Conditional Use	N/A
<input type="checkbox"/> Informal	N/A
<input type="checkbox"/> Interpretation	N/A
<input type="checkbox"/> Lot Consolidation	N/A
<input type="checkbox"/> Site Plan, Informal	N/A
<input type="checkbox"/> Site Plan, Waiver	N/A
<input type="checkbox"/> Site Plan, Minor	N/A
<input type="checkbox"/> Site Plan, Preliminary Major	N/A
<input type="checkbox"/> Site Plan, Final Major	N/A
<input type="checkbox"/> Subdivision, Minor	N/A
<input type="checkbox"/> Subdivision, Preliminary Major	N/A
<input type="checkbox"/> Subdivision, Final Major	N/A
<input type="checkbox"/> Use Variance	Form U-1
<input type="checkbox"/> Other (specify)	N/A

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
_____	_____
_____	_____
_____	_____
_____	_____

List name & address of all expert witnesses expected to testify:

JAMES RADVANY - OWNER - 13 BUCKINGHAM DRIVE, PRINCETON NJ 08540
JAMES KARAS - ARCHITECT - 27 BRIAR HILLS CIRCLE, SPRINGFIELD NJ 07081

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

General Information

1. Applicant:

Name JAMES RADVANY Phone 609 575-8263
Address 13 BUCKINGHAM DRIVE Fax _____
PRINCETON, NJ 08540 Email jradvany@source1services.com

2. Owner of land (as shown on current tax records):

Name SAME Phone _____
Address _____ Fax _____
Email _____

3. Attorney (where applicable):

Name RICHARD FORNARO, ESQ. Phone 609 584-6104
Address FORNARO FRANCIOSO LLC Fax 609 584-2709
1540 KUSER RD, SUITE A1 Email rfornaro@fornarofrancioso.com
HAMILTON, NJ 08619

4. Engineer (where applicable):

Name _____ Phone _____
Address _____ Fax _____
Email _____

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

N/A

6. Location of Land:

Lot No(s) 4 Block(s) 7002 Tax Map pg(s) 70.01
Street(s) 13 BUCKINGHAM DRIVE

7. Zoning designation of parcel (see Zoning Map): EP-2

8. Name of proposed development: RADVANY RESIDENCE

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature _____

Date

5/28/25

Date _____

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature _____

Date _____

Date _____

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature _____

Date

5/28/25

Date _____

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature _____

Date

5/28/25

Date _____

Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)

Application No. _____

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a SPORTS COURT
_____ contrary to the requirements of §~~402.f.1~~ of the Land Use (402.f.1)

Ordinance, or for other relief as follows:

INCREASE IN IMPERVIOUS COVERAGE FROM EXISTING 17.8% COVERAGE
TO 21.6 %. (REQUIREMENT IS 13% PER 402.f.1 IN TOWNSHIP
ORDINANCE, AN INCREASE OF +8.54%. PREVIOUS VARIANCES FOR POOL
(17.8% - BUILT 2017), AND GARAGE (19.4% - NOT BUILT) WERE GRANTED.

1. Is the property a corner lot? NO

2. Is public sewer available to property? Y Public Water? Y

3. Explain the **EXCEPTIONAL** conditions or circumstances uniquely affecting the property involved or the structures existing on the property which would cause peculiar and exceptional practical difficulties or undue hardship and which do not apply generally to other properties in the same zone or neighborhood or

Explain how the purposes of the municipal land use law would be advanced by the proposed deviation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s) would be advanced by the benefits of the proposed deviation(s) would substantially outweigh any detriment:

THE IRREGULAR SHAPE OF THE PROPERTY HAS THE EFFECT OF CREATING
AN UNUSUALLY LONG TURN-AROUND DRIVE, INCREASING THE IMPERVIOUS
LOT COVERAGE.

4. State how the proposed variance(s) can be granted without substantial detriment to the public good.

BY LOCATING THE PROPOSED SPORTS COURT AT THE REAR OF THE PROPERTY,
WE FEEL WE HAVE MAXIMIZED THE DISTANCE OF THE COURT TO NEIGHBORING
RESIDENCES AND PROVIDED THE BEST SCREENING OF THE COURT. A SUBSTANTIAL
TREE LINE AT THE REAR OF THE PROPERTY CREATES AN EFFECTIVE SCREEN.

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

WE FEEL THE PROPOSED LAYOUT IS IN KEEPING WITH OTHER PROPERTIES
IN THE NEIGHBORHOOD AND MAINTAIN THE CHARACTER OF THE
NEIGHBORHOOD.

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Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)

Application No. _____

(Attach additional pages as necessary)

6. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for the variance.

N/A

7. Has there been any previous appeal, request, or application to this or any other Township Boards or the Building Inspector involving these premises?

✓ Yes _____ No

If Yes, state the nature, date, application no. and disposition of said matter.

- 1.) VARIANCE FOR POOL CONSTRUCTION . JAN. 20, 2016 RES. 11-16E
VARIANCE GRANTED TO INCREASE IMPERVIOUS COVERAGE TO 17.8%
POOL CONSTRUCTION OCCURED 2017
- 2.) VARIANCE FOR DETACHED GARAGE NOV. 20, 2019 RES. 8-20E
VARIANCE GRANTED TO INCREASE IMPERVIOUS COVERAGE TO 19.4%
GARAGE PROJECT NOT BUILT.

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Township of Lawrence
Mercer County NJ
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Application No. _____

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

Zoning District <u>EP-2</u>	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
LOT DATA				
Lot Area	74,673 SF	74,673 SF	74,673 SF	SF
Lot Frontage	200 FT	231.16 FT	231.16 FT	FT
Lot Width	100 FT	±104 FT	±104 FT	FT
Lot Depth	FT	±205 FT	±205 FT	FT
Floodplain Buffer (if applicable)	FT	FT	FT	FT
Total Impervious Coverage	13 %	17.8 %	21.6 %	±8.6 %
PRINCIPAL BUILDING				
Front Yard setback	75 FT	115.2 FT	115.2 FT	FT
Left Side Yard setback	50 FT	53.9 FT	53.9 FT	FT
Right Side Yard setback	50 FT	89.2 FT	89.2 FT	FT
Rear Yard setback	50 FT	87 FT	87 FT	FT
Building Height	35 FT	±32 FT	±32 FT	FT
ACCESSORY BUILDING				
Side Yard setback	15 FT	FT	15 FT	FT
Rear Yard setback	15 FT	FT	15 FT	FT
Building Height	20 FT	FT	. - ' FT	FT

Mark any pre-existing variance with an " * ".

PROJECT: New Sports Court

NARRATIVE – Description of Project

The owner, James Radvany, proposes to construct a sports court (paved court with variable uses, i.e. basketball, net sports, etc.), located at the right rear of the property. The sports court would be parallel to the rear property line, setback fifteen feet (as is required per township ordinance), and be located to the right side of the pool, roughly at 14 feet from the edge of the current landscaped area. The court would be 34 feet by 64 feet and would have a basketball pole and backboard at the middle of the rear (long side) of the court. At the long end of the court closest to the home, there would be a 3 foot by 21 foot area for two benches. At the short ends there would be a 4 foot high chain link fence that will return for 8 feet at the four corners.

The grade, which is generally level but rises slightly as it nears the pool and is slightly lower towards the front, is generally level at the court footprint. This placement would start the court approx. fourteen feet from the landscaped area to the right side of the pool and sloping the grade slightly on this side. At the front end the court can be raised slightly, and the grade sloped up to the court. On the front side, we propose removing the section of the existing fence and relocating it approx. nineteen (19) ft., adding new fence to match where needed. The existing landscape trees would be removed, and new landscape trees similar to the old ones planted to the inside of the fence. We also show an added stepping stone path from the landscaped area to the court at mid-court, consisting of 2 ft x 2 ft stepping stones. The sloping can be taken up in the landscaped areas. The court surface itself would slope from a high point in the middle down 1% towards the rear and front for drainage.

The project will require a variance for impervious coverage. The property was granted two other variances for coverage previously. The first was approved on 01/22/16 for the pool construction. This variance permitted a coverage of 17.8% (+4.8% over the requirement 13% maximum). The pool was built in 2017. The second variance was for a two car garage construction and was approved on 11/20/19. This variance permitted a construction of 19.35% (+6.35% over the requirement 13% maximum). This project was never built.

The current proposed project for a sports court would have an impervious coverage of 21.6% (+8.6% over the requirement of 13%, and +2.25% over the previously approved coverage for the garage project). In our calculations, we have added areas to the impervious coverage at the left side drive where a two car paved parking area was added (480 sf.), and a basement well on the right side of the home (12 sf.). These projects were apparently done by the previous owner.

The irregular shape of the property has the effect of creating an unusually long driveway turn-around drive, increasing the impervious coverage. The overall design, we feel, is in keeping with the neighborhood and will be well placed and screened from the neighbors, with the existing trees at the rear of the property and the line of new trees at the relocated fence towards the front.

We considered locating the sports court at the rear left side of the pool at first, to be located in a similar space to the previously approved garage. We found that we would need an additional setback variance in this location, as the court would infringe on the 15 ft. setback for accessory structures. We also felt that to keep the maximum distance from both neighboring residences, the better location was on the right side of the pool. Also, we felt the court would be better screened from the neighbors with the existing trees if located on the right side of the pool. We feel our design, which maximizes the distance to the neighbors and screens the court via landscaping, works the best to minimize the impact to the neighborhood. We feel the project impact is minimal and that the request for a variance is reasonable.